

PD Modification Application: MM 24-0241**Zoning Hearing Master Date:** March 25, 2024**BOCC Land Use Meeting Date:** May 7, 2024**Hillsborough
County Florida****Development Services Department****1.0 APPLICATION SUMMARY****Applicant:** Habitat for Humanity of
Hillsborough County Florida, Inc.**FLU Category:** RES-4**Service Area:** Urban**Site Acreage:** 3.18 +/-**Community
Plan Area:** Greater Carrollwood Northdale**Overlay:** None**Introduction Summary:**

The project site was rezoned to Planned Development in 1985 (PD 85-0486) to provide 47,624 square feet of office space. In 2004 a Major Modification (MM 04-1587) was approved to allow for two development options: The first allowed for a maximum of 10,000 square feet per acre of Public Service Uses associated with a PD-O District, and the second allowed for a maximum of 47,800 square feet of Business-Professional Office uses.

Current Request: The applicant is proposing a third option for folio 16232.0100 to allow the development of 18 two-family dwelling (duplex) lots via the Affordable Housing Density Bonus.

Existing Approval(s):

Option 1 allowed up to 10,000 SF per acre of Public Service Uses

Option 2 allowed 47, 800 SF of BPO uses

Proposed Modification(s):

The applicant proposed a new Option 3 which will allow 18 duplex units at 6 DU/ Acre

Additional Information:**PD Variation(s):**

None Requested as part of this application

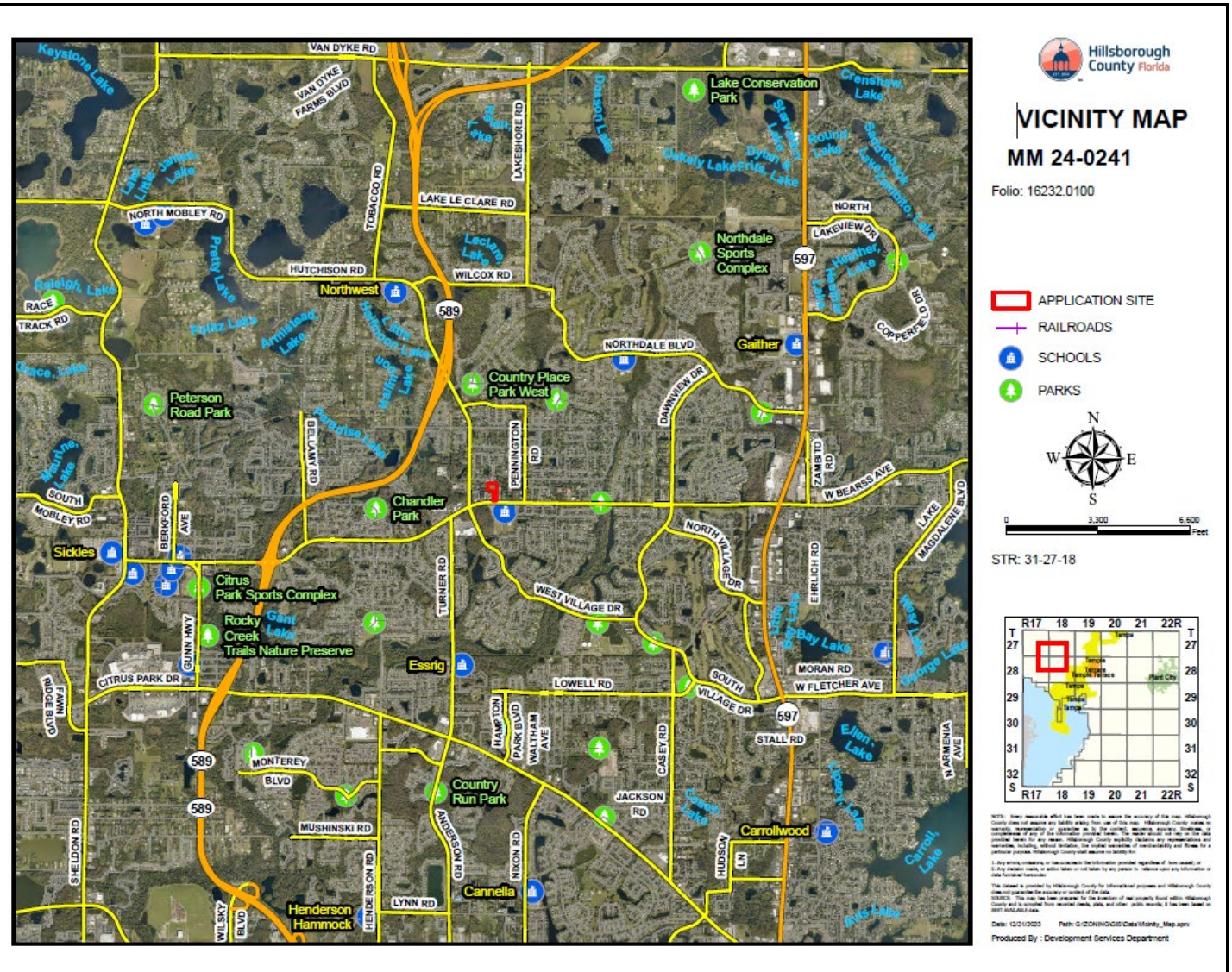
Waiver(s) to the Land Development Code:

None Requested as part of this application

Planning Commission Recommendation:
Consistent**Development Services Recommendation:**
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

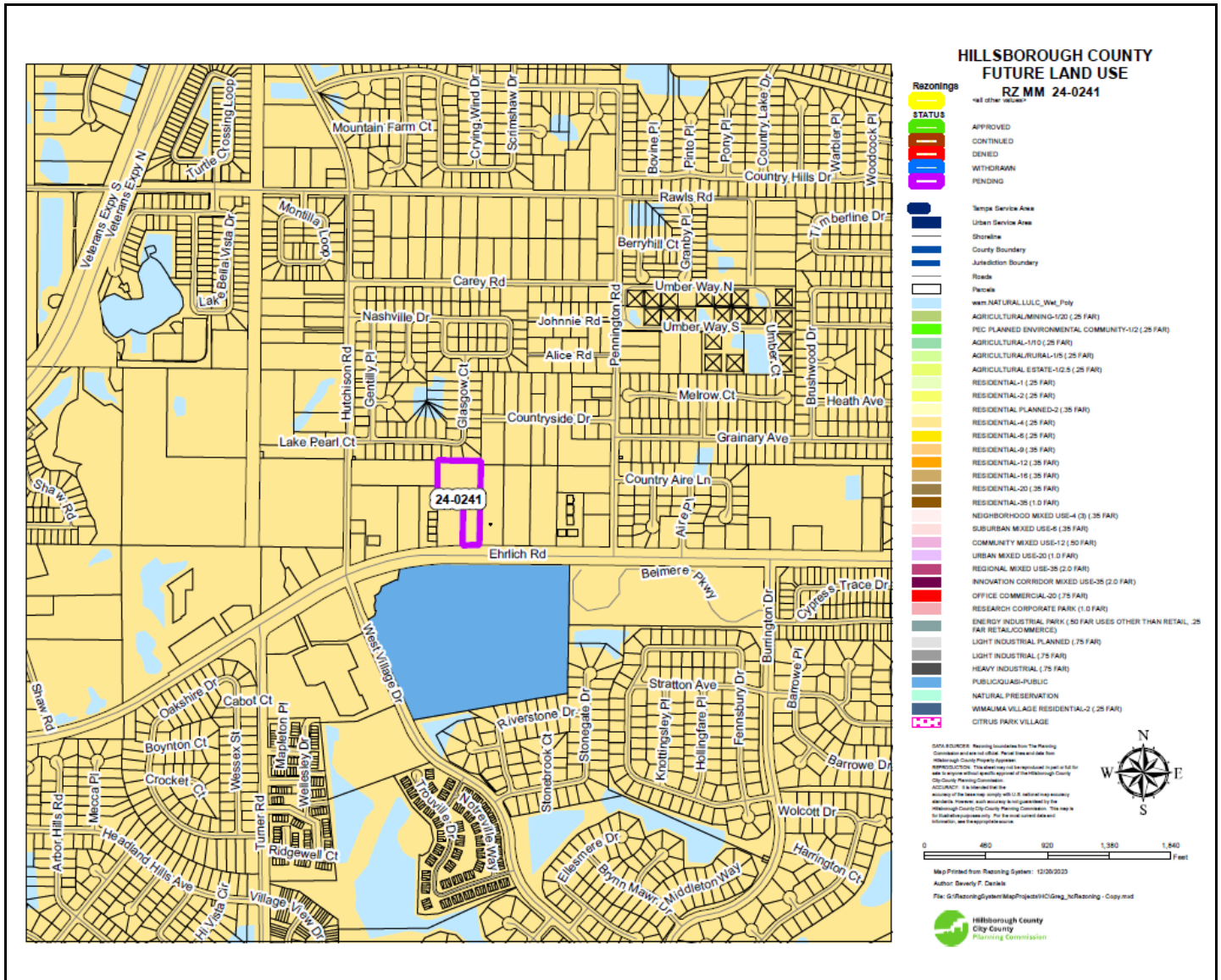


Context of Surrounding Area:

The project site is located along Ehrlich Road and is directly adjacent to commercial, institutional, and residential land uses. Office Professional uses are located on both the east and west sides of the project site with Ben Hills Middle School to the south, opposite Ehrlich Road, while the northern project boundary abuts single-family residential.

2.0 LAND USE MAP SET AND SUMMARY DATA

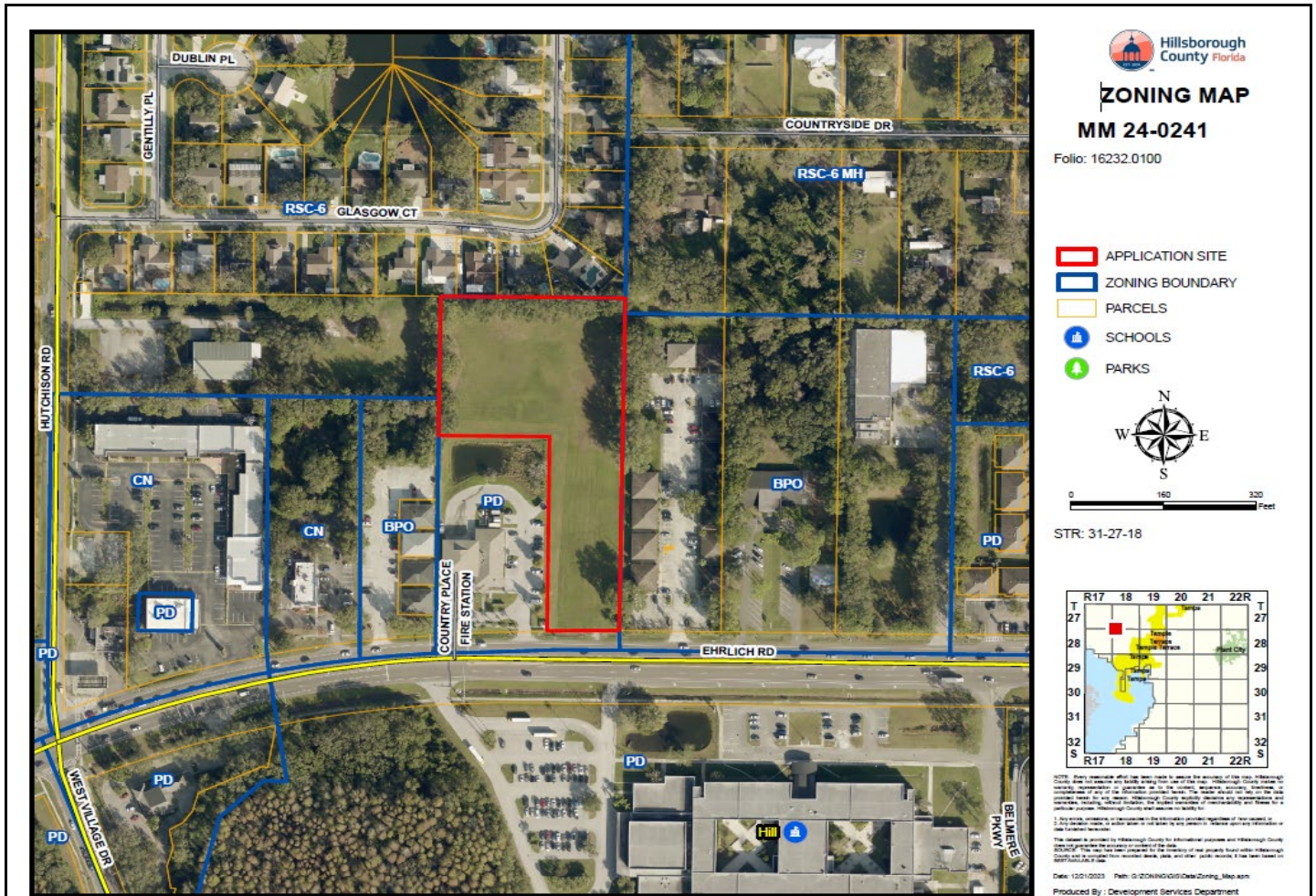
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-4 (RES-4)
Maximum Density/F.A.R.:	4 DU / Acre .25 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

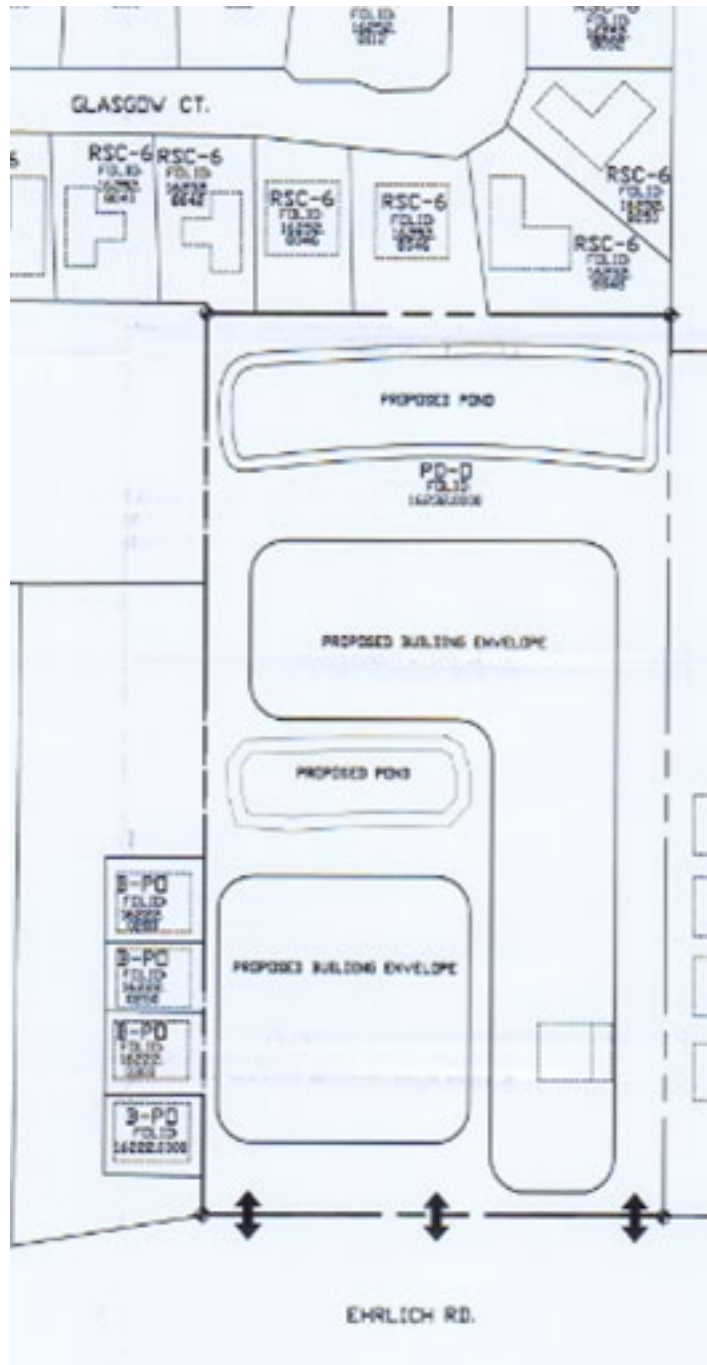


Adjacent Zonings and Uses

Location:	Zoning:		Maximum Density/F.A.R. Permitted by Zoning District:		Allowable Use:		Existing Use:	
North	RSC-6		1 DU / 7,000 SF		Residential, Single-Family Conventional		Single Family Residential	
South	PD 74-0004		Per PD		Mixed Use		Institutional	
East	BPO		.20 FAR		Business, Professional Office		Commercial Offices	
West	RSC-6	BPO	1 DU / 7,000 SF	.20 FAR	Residential, Single-Family	Business, Professional Office	Institutional	Commercial Offices

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan Option 2 (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



APPLICATION NUMBER: MM 24-0241

ZHM HEARING DATE: March 25, 2024

BOCC LUM MEETING DATE: May 7, 2024

Case Reviewer: Camille Krochta

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Ehrlich Rd.	County Arterial - Rural	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,946	124	191
Proposed	1,946	124	191
Difference (+/-)	No Change	No Change	No Change

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Ehrlich Rd. / Substandard Road	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees: (Fee estimate is based on 1200 sq ft living area per unit) 1,200 sf duplex. Mobility: \$8,178 Parks: \$1,555 School: \$3,891 Fire: \$249 Total per unit* = \$13,873 x 36 = \$499,428** Per unit so duplex would have fees x2 ** Potential Affordable Housing if income levels are provided via AH reduced Mobility Fee rates may apply.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The project is located on County surplus land, which was awarded to Habitat for Humanity in January 2022 specifically for affordable housing. The proposed development is compatible with the surrounding area which contains a mix of uses. Each unit will be on a platted lot and won't exceed two stories, resembling a single-family home.

The buffer and screening requirements proposed for the development shall follow the Land Development Code Section 6.06.06. Although not required, the applicant proposes a 20' wide buffer with Type "A" screening along the northern property boundary.

Development of the site meets the Comprehensive Plan requirements for the Affordable Housing Development density bonus, specifically, the criteria defined in the Housing Element Policy 1.3.1/1.3.2. Habitat for Humanity is proposing that 100% of the homes will be affordable. The applicant has signed a Land Use Restriction Agreement that ensures the site will be used for affordable housing for a minimum of 30 years.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the modification request subject to conditions.

6.0 PROPOSED CONDITIONS

Approval, subject to the conditions listed below, is based on the revised general site plan received March 1, 2024.

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

1. Replace Note 11 with a note that states "A sidewalk will be provided along the frontage of Ehrlich Rd. The sidewalk shall be placed in an easement (for public access and maintenance purposes) acceptable to the County. Alternatively, the developer may choose to dedicate and convey the underlying fee to the County."
2. Replace Note 15 with a note which states "Every unit will have a single-car garage. Notwithstanding, the project will be required to comply with Sec. 6.05 LDC parking standards."
3. Option 3 Site Plan sheet to correct scenic corridor from "Urban" to "Suburban."
4. Option 3 Site Plan sheet revise note "not included" area to "not included in MM 24-0241."

The project will be limited to three development Options.

The following conditions shall apply to Development Option 1:

1. Development of the site shall be restricted to a maximum floor area ratio of 10,000 square feet per acre.
2. The use of the property shall be restricted to the "Services" uses permitted in a PD-O District except a hospital; nursing, convalescent, and extended care facility; or sanitarium.
3. A minimum building setback of 15 feet shall be maintained from all property boundaries that abut residential zoning or development unless a greater setback is indicated on the site plan.
4. The height of all structures on site shall not exceed one story or 25 feet above existing grade, whichever shall be more restrictive.
5. The boundary of the project shall be buffered from neighboring residential land uses and zoning by a combination of trees and a solid six-foot wooden fence, a minimum of seventy-five percent opaque. For the tree portion of the buffer, the existing trees on site shall be used along with 10-foot-high trees on 15-foot centers to fill-in areas where no trees exist. A six-foot masonry wall may be provided instead of the fence. The fence shall be installed prior to any construction.
6. The developer or the designate thereof shall be responsible for maintenance of the buffer.
7. Any illumination which may emanate from lights on site shall not concurrently illuminate any area and/or structure off site.
8. The developer shall screen all mechanical equipment (for example, air conditioners), service areas, trash receptacles, dumpsters, etcetera from view from public places and neighboring properties through the use of features, such as berms, fences, false facades, and dense landscaping.
9. Driveway radii shall be a minimum of 25 feet to accommodate passenger vehicles.

10. Driveway radius returns shall not extend in front of properties adjacent to the site. The west access, as shown on the site plan, violates this condition. The developer should develop a plan with the adjacent property owner for a shared access that will intersect Ehrlich Road at a right angle and directly across from the Junior High School access, unless otherwise approved by Traffic Operations Services Section of Hillsborough County Engineering Department. If this plan cannot be developed, both accesses shall be combined at the east access and restricted to right turn-in, right turn-out only.
11. All buildings shall be architecturally finished on all sides in such a manner that features, such as roof line, are carried to the back of the buildings, so as to achieve the intent of keeping a similar quality of appearance from all sides.
12. ~~Up to sixty days subsequent to rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Department of Development Coordination a revised General Site Plan for certification which shall reflect all the conditions outlined above.~~
13. The following conditions shall apply to Development Option 2:
14. Development of the site shall be restricted to a maximum of 47,800 square feet of BPO (Business-Professional Office) uses, including a fire station.
15. The project will be subject to the development standards of the Business-Professional Office (BP-O) Zoning District, unless otherwise indicated herein:
 - i. Front: 30 feet setback
 - ii. Side: 10 feet setback
 - iii. Rear: 25 feet setback
 - iv. Maximum Building Height: 35 feet or 2 stories
16. The subject property would be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code. The applicant will be required to provide a 20-foot buffer with Type "C" Screening to the north of the project.
16. Dumpster location must be in compliance with the Land Development Code and be reflected on the general site plan submitted for certification.
17. The subject property would be subject to the lighting requirements of Section 6.10.01 of the Hillsborough County Land Development Code.
18. The applicant will be required to comply with the Hillsborough County Land Development Code and all other ordinances, standards and current applicable conditions in effect at the time of development, including, but not limited to: the internal traffic circulation and parking requirements, the construction of sidewalks adjacent to the site; driveway width, throat depth and location; any right-of-way requirements; and any applicable roadway improvements needed to off-set the development's impacts. Final review and approval will be based on additional information, supplied by the applicant to the Engineering Review Division of Planning and Growth Management Department.
19. Billboards, pole signs, banners, and pennants shall be prohibited.

20. The following conditions shall apply to both Development Option 1 and 2:
21. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
22. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
23. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
24. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
25. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
26. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

27. The following conditions shall apply to Development Option 3:
28. The project shall allow development, consisting of 18 two-family (duplex) platted lots in compliance with the Affordable Housing Density Bonus provision of the Hillsborough County Comprehensive Plan) If not developed in compliance with the Affordable Housing Density Bonus provision of the Hillsborough County Comprehensive Plan, the project shall be limited to a maximum of 12/ units (4 units per acre).
29. Development in excess of 12 units shall require compliance with the Affordable Housing Density bonus provisions in the Hillsborough County Comprehensive Plan Housing Section Policy 1.3.2, which includes the following:
30. The units shall remain affordable for a minimum of 30 years.
31. The bonus shall be memorialized in a Development Order as well as a deed restriction, Land Use Restriction Agreement, or other mechanism as determined by the County Attorney's Office.
32. All the units shall be deemed affordable to households making 80% or less AMI.
The distribution of affordable units shall be:
- 9 units set aside for households earning 50% or less of the area median income ("AMI"),
 - 9 units at 80% or less of the AMI.
33. Development standards shall be as follows:

<u>Minimum Lot Size:</u>	<u>1,850 SF</u>
<u>Minimum Lot Width:</u>	<u>25'</u>
<u>Minimum Setback Front:</u>	<u>20'</u>
<u>Minimum Setback Rear:</u>	<u>10'</u>
<u>Minimum Setback Side Yard Corner Lot:</u>	<u>15'</u>
<u>Minimum Setback Side:</u>	<u>0' / 5'</u>
<u>Maximum Building Height:</u>	<u>30' / 2 - Stories</u>
<u>Maximum Building Coverage:</u>	<u>55%</u>

34. Buffering and Screening Shall be provided as depicted on the site plan.
35. The depicted 20' Suburban Scenic Corridor buffer along Erlich Road shall be measured from the ROW dedication line where applicable.
36. Buffers shall be platted as a separate tract and not included in the minimum lot size or required rear yard setback. The tract shall be owned and maintained by the Homeowner's Association or a similar entity.
37. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
38. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections (excluding limited purpose or emergency-only connections). The developer shall include a note in each site/construction plan submittal that indicates the same.

39. The developer shall dedicate and convey an easement to Hillsborough County (for public access and maintenance purposes) along the project's frontage, or as otherwise necessary to accommodate the proposed 5-foot wide sidewalk internal to the site. Notwithstanding anything shown on the PD site plan to the contrary, no fences, plantings, or other vertical structures shall be permitted within 2 feet of the east or west sides of the sidewalk (in accordance with Transportation Technical Manual [TTM] requirements). At the developer's sole option, they may choose to dedicate and convey the underlying fee to the County in lieu of an easement.
40. Internal project roadways shall be constructed to the Typical Section – 3 (TS-3) standard and be privately maintained. Project streets shall be ungated.
41. If MM 24-0241 is approved, the County Engineer will approve a Section 6.04.02.B Administrative Variance (dated March 13, 2024) which has been found approvable by the County Engineer (on March 14, 2024). Approval of this variance will waive the Ehrlich Rd. substandard road improvements required by Sec. 6.04.03.L. of the LDC. This variance applies only to PD Option 3.
42. Natural Resources staff identified many significant trees on and immediately adjacent to the site including potential Grand Oaks. Every effort must be made to avoid the disturbance of these trees and design the site around them. The site plan may be modified from the Certified Site Plan to avoid tree removal.
43. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
44. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
45. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
46. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
47. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above-stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
48. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.


APPLICATION NUMBER: MM 24-0241

ZHM HEARING DATE: March 25, 2024

BOCC LUM MEETING DATE: May 7, 2024

Case Reviewer: Camille Krochta

Zoning Administrator Sign-Off:


J. Brian Grady
Mon Mar 18 2024 11:53:05

SITE, SUBDIVISION, AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtaining all necessary building permits for on-site structures.

APPLICATION NUMBER: MM 24-0241

ZHM HEARING DATE: March 25, 2024

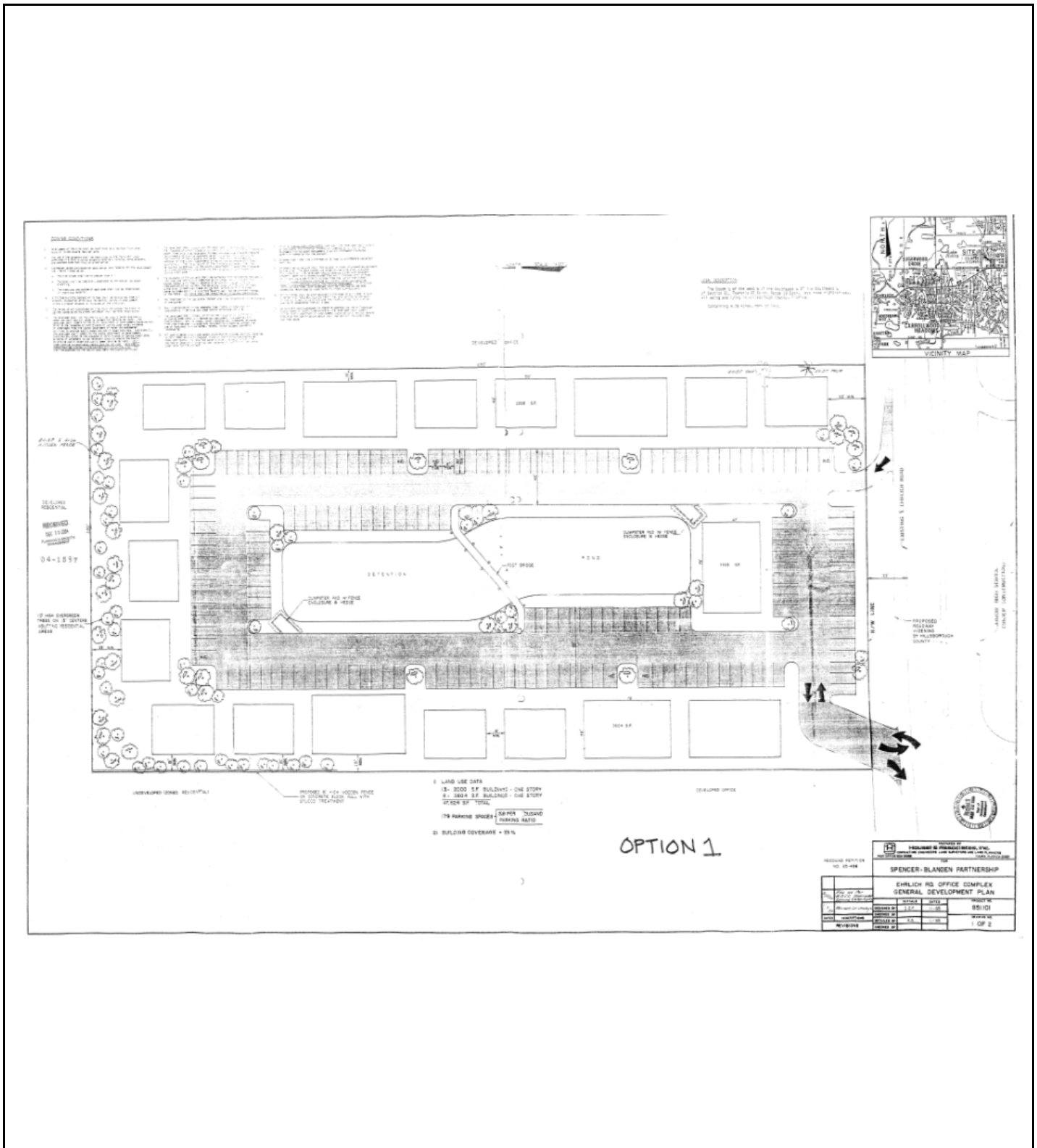
BOCC LUM MEETING DATE: May 7, 2024

Case Reviewer: Camille Krochta

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

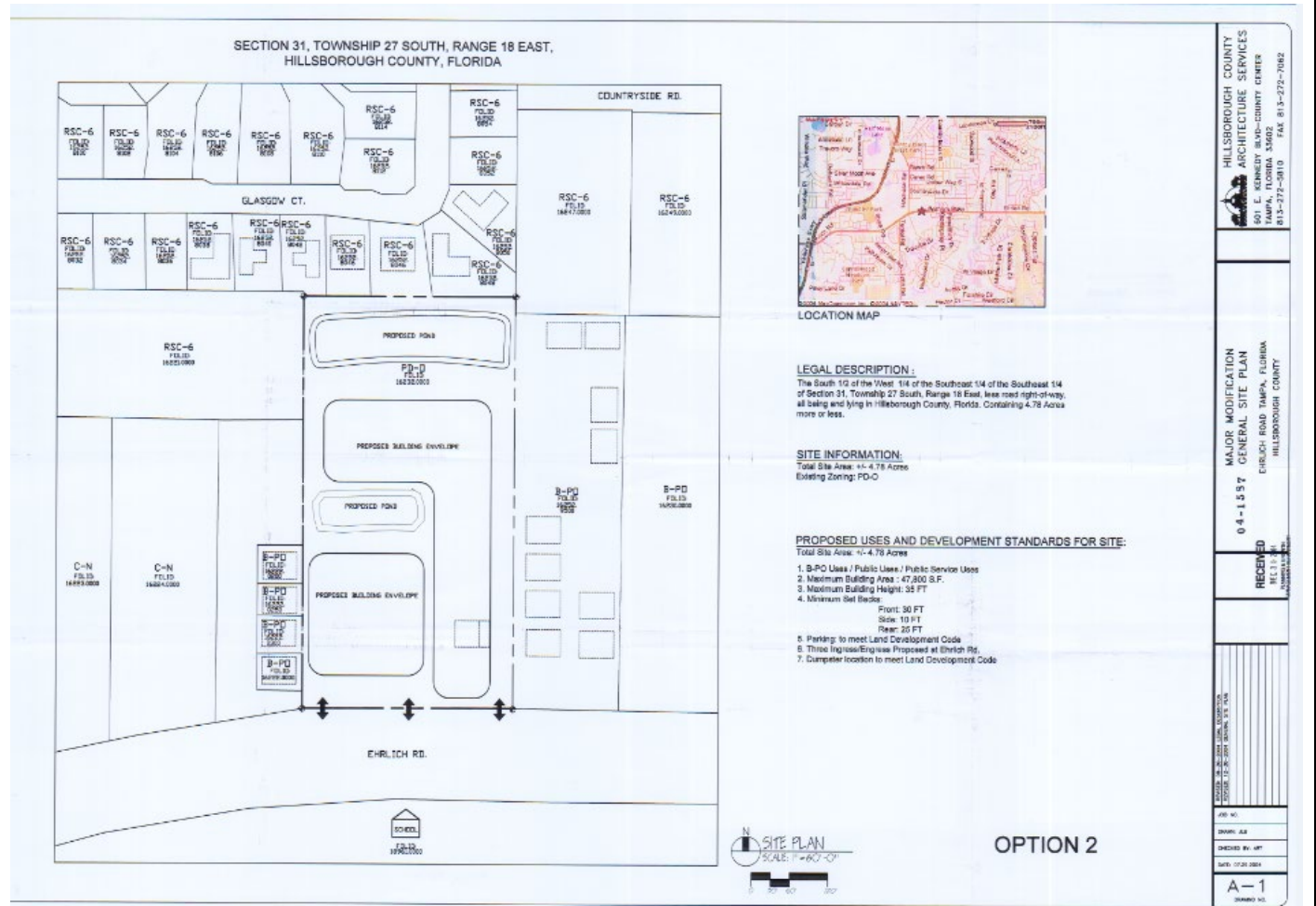
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan Option 1 (Full)



8.0 Site Plans (Full)

8.1 Approved Site Plan Option 2 (Full)



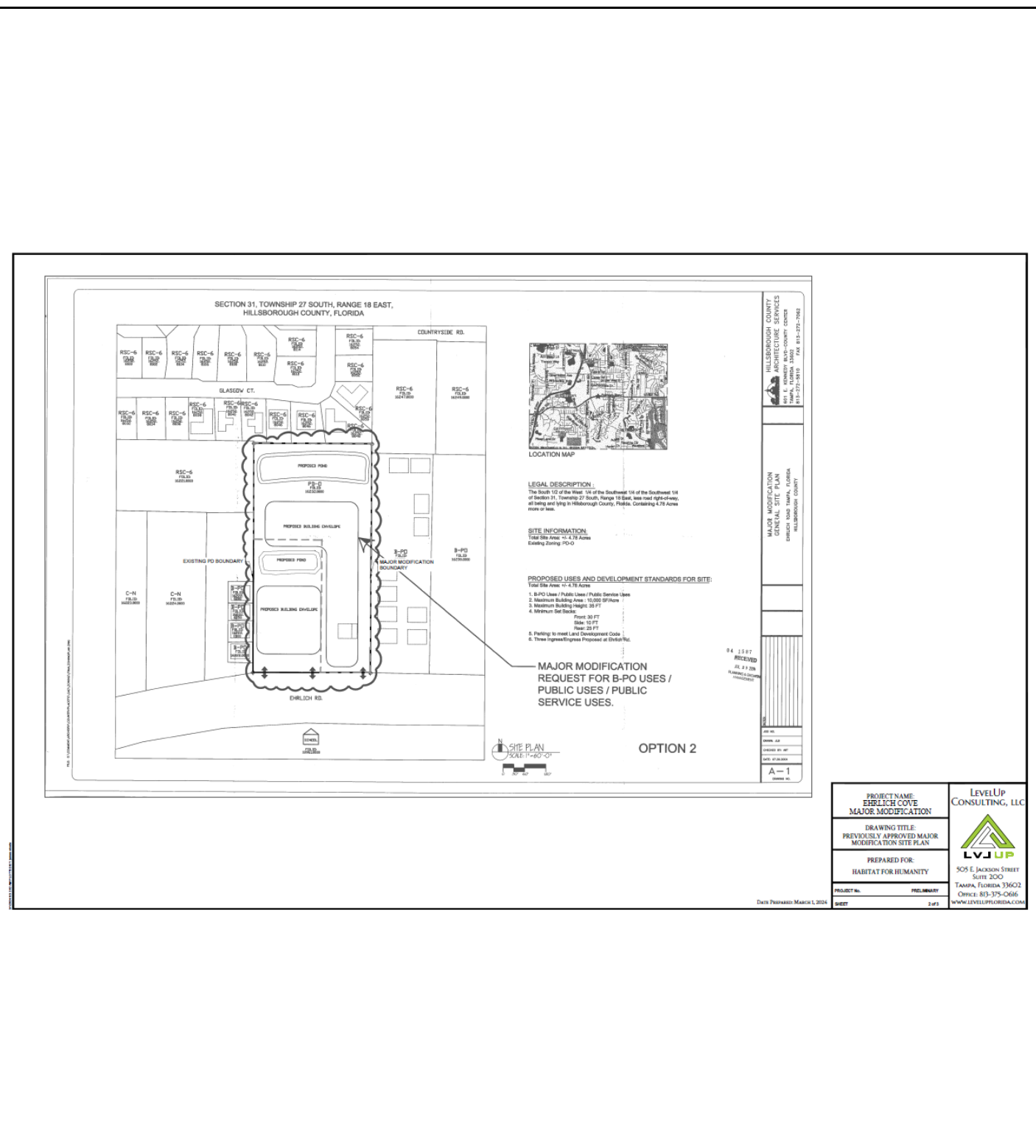
8.2 Option 1 Proposed Site Plan (Full)



PROJECT NAME: ERLICH COVE MAJOR MODIFICATION	
DRAWING TITLE: PREVIOUSLY APPROVED MAJOR MODIFICATION SITE PLAN	
PREPARED FOR: HABITAT FOR HUMANITY	
PROJECT NO.	PRELIMINARY

8.0 SITE PLANS (FULL)

8.2 Option 2 Proposed Site Plan (Full)





APPLICATION NUMBER: MM 24-0241

ZHM HEARING DATE: March 25, 2024

BOCC LUM MEETING DATE: May 7, 2024

Case Reviewer: Camille Krochta

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 3/17/2024

REVIEWER: James Ratliff, AICP, PTP, Principal Planner AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: GCN

PETITION NO: MM 24-0241

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached conditions.

CONDITIONS OF APPROVAL

New Conditions

The following new conditions shall apply to Development Option 3 (and pertain solely to folio 16232.0100):

1. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections (excluding limited purpose or emergency only connections). The developer shall include a note in each site/construction plan submittal which indicates same.
3. The developer shall dedicate and convey an easement to Hillsborough County (for public access and maintenance purposes) along the project's frontage, or as otherwise necessary to accommodate the proposed 5-footwide sidewalk internal to the site. Notwithstanding anything shown on the PD site plan to the contrary, no fences, plantings or other vertical structures shall be permitted within 2-feet of the east or west side of the sidewalk (in accordance with Transportation Technical Manual [TTM] requirements). At the developer's sole option, they may choose to dedicate and convey the underlying fee to the County in lieu of an easement.
4. Internal project roadways shall be constructed to the Typical Section – 3 (TS-3) standard and be privately maintained. Project streets shall be ungated.
5. If MM 24-0241 is approved, the County Engineer will approve a Section 6.04.02.B Administrative Variance (dated March 13, 2024) which has been found approvable by the County Engineer (on March 14, 2024). Approval of this variance will waive the Ehrlich Rd. substandard road improvements required by Sec. 6.04.03.L. of the LDC. This variance applies only to PD Option 3.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:
 - Replace Note 11 with a note which states "A sidewalk will be provided along the frontage of Ehrlich Rd. The sidewalk shall be placed in an easement (for public access and maintenance purposes) acceptable to the County. Alternatively, the developer may choose to dedicate and convey the underlying fee to the County."

- Replace Note 15 with a note which states “Every unit will have a single car garage. Notwithstanding, the project will be required to comply with Sec. 6.05 LDC parking standards.”

PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting a Major Modification (MM) to a +/- 3 ac. portion of a +/- 4.63 ac. zoning consisting of multiple parcels. The land is currently zoned Planned Development (PD) 85-0486, as most recently modified via MM 04-1587. The existing PD is approved for two development options. Option 1 is approved for PD-O District “Services” use development (excluding hospital, nursing, convalescent, and extended care facility, or a sanitarium) with a maximum floor area ratio of up to 10,000 s.f. per acre. Option 2 permits up to 47,800 s.f. of Business Professional Office (BPO) uses, including a fire station. The most transportation intensive option is Option 2. The applicant is proposing a new development option (Option 3) for the non-fire-station portion of the project. This would permit up to 18 two-family (duplex) dwelling units on that portion of the project.

Consistent with Development Review Procedures Manual (DRPM) requirements, the applicant submitted a trip generation and site access letter for the proposed project. The applicant provided data indicating the existing Option 2 generates more traffic than the new development option, and no new access points were being proposed, nor were any existing approved access points proposed to be modified. Staff agrees with this conclusion, and waived the required trip generation and site access analysis consistent with Sec. 6.2.1.C of the DRPM.

Transportation Review Section staff has prepared the below comparison of the number of trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Existing Zoning (Worst-Case Option 2):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
47,800 s.f. of Medical Office Uses (ITE LUC 720)	1,946	124	191

Proposed Use (Fire Station with Option 3):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
18 two-family duplex dwelling units (ITE LUC 215)	86	4	7
8,272 s.f. Fire Station (ITE LUC 575)	40 (Est.)	4 (Est.)	4
Subtotal:	126	8	11

Impact of Proposed Zoning Modification on Maximum Trip Generation Potential:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	No Change	No Change	No Change

EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Ehrlich Road is a 4-lane, divided, substandard, arterial road characterized by +/- 11-foot-wide travel lanes in average condition. The roadway lies within a +/- 132-foot-wide right-of-way along the project’s frontage. There are +/- 5-foot-wide sidewalks along portions of both sides of the roadway in the vicinity of the

proposed project. There are bicycle facilities (on paved shoulders) along Ehrlich Rd. in the vicinity of the proposed project.

Given the applicant is proposing to construct two-family duplex units, the developer is required to construct internal facilities serving those units to a roadway standard as found within the Hillsborough County Transportation Technical Manual (TTM), with TS-3 being the most appropriate section based on the number of units proposed.

SITE ACCESS

The existing fire station is served by two connections to Ehrlich. The proposed subdivision will be access via a separate connection (the easternmost connection) to Ehrlich Rd.

Turn lanes are not required pursuant to Sec. 6.04.04.D. of the LDC.

ADMINISTRATIVE VARIANCE REQUEST – SUBSTANDARD ROAD

As Ehrlich Rd. is a substandard arterial roadway, the applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance request (dated March 13, 2024) from the Section 6.04.03.L. requirement whereby an applicant is required to improve a substandard roadway, between its project access and the nearest roadway meeting an applicable standard, to current County standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on March 14, 2024). If this rezoning request is approved by the Hillsborough County BOCC, the County Engineer will approve the above reference Administrative Variance request. If approved, no substandard road improvements will be required to Ehrlich Rd. for PD Option 3.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Ehrlich Rd.	Lynn Turner Rd.	Dale Mabry Hwy.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Thursday, March 14, 2024 9:28 AM
To: Eric Dunning
Cc: Stephenson, Trent (Trent@levelupflorida.com); Stephen Sposato; eden@levelupflorida.com; Krochta, Camille; Heinrich, Michelle; Ratliff, James; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake
Subject: FW: MM 24-0241 - Administrative Variance Review
Attachments: 24-0241 AVReq 03-13-24.pdf

Importance: High

Eric,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 24-0241 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfl.gov

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HCFL.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Wednesday, March 13, 2024 2:58 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: MM 24-0241 - Administrative Variance Review
Importance: High

Hello Mike,

The attached AV is approvable to me, please include the following people in your response email:

eric@levelupflorida.com
trent@levelupflorida.com
stephen@levelupflorida.com
eden@levelupflorida.com
krochtac@hcfl.gov
heinrichm@hcfl.gov
ratliffja@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@hcfl.gov
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Substandard Road - Ehrlich Rd. <input checked="" type="checkbox"/> 4. 3rd Resub Substandard Road - Ehrlich Rd. <input checked="" type="checkbox"/> 2. Resub Substandard Road - Ehrlich Rd. <input type="checkbox"/> 5. <input checked="" type="checkbox"/> 3. 2nd Resub Substandard Road - Ehrlich Rd. <input type="checkbox"/> 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Ehrlich Cove
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	16232-0100
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Eric Dunning, P.E.
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	PD 85-0486
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	MM 24-0241
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



March 13, 2024

Mr. Michael J. Williams
County Engineer
Development Review Director
Hillsborough County Government
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: MM 24-0241 – Ehrlich Cove
Folio 16232.0100
Variance Request

Dear Mr. Williams:

This letter requests a Section 6.04.02.B Administrative Variance to Section 6.04.03L of the Hillsborough County Land Development Code, requiring improvement of projects taking access to a substandard road to improve the roadway to current County standards between the project driveway and the nearest standard road. Habitat for Humanity of Hillsborough County proposes a Major Modification to Planned Development PD 85-0486 to allow for the development of 18 Two-Family Dwelling (Duplex) platted lots referred to as Ehrlich Cove.

Planned Development PD 85-0486 was substantially modified in 2004 (MM 04-1587) to allow for two development options. The first option allowed for a maximum of 10,000 square feet per acre of Public Service Uses associated with a PD-O District, and the second option allowed for a maximum of 47,800 square feet of Business-Professional Office uses. The property has been previously developed in accordance with option two, which allowed for the development of the existing Hillsborough County Fire Rescue: Country Station No. 42 located in the southwest portion of the PD. For the proposed Major Modification, a third option is being proposed that will allow for the development of 18 two-family dwelling (duplex) lots. Development options one and two will not be changed. This Administrative Variance will only apply to Option 3 which does not modify the previously approved access on Ehrlich Road.

The access currently provided for on the approved PD to serve the project is to be as follows:

- One (1) right in/out access on Ehrlich Road

Mr. Michael J. Williams
PD 24-0241 Variance Request
March 13, 2024
Page 2

The subject property is within the Urban Service Area, and as shown on the Hillsborough County Roadways Functional Classification Map, Ehrlich Road is an arterial roadway.

The request is specific to waive the requirement to improve Ehrlich Road along the frontage of the project site to current County roadway standards found within the Hillsborough County Transportation Technical Manual. Ehrlich Road is a substandard roadway based on Typical Section TS-07 due to 11-foot lanes instead of the required 12-foot lanes.

The justification variance to the TS-7 standards are as follows:

(a) There is an unreasonable burden on the applicant,

The applicant is proposing an affordable housing project on surplus land from the County, that will result in a substantial reduction in trips based on the already approved PD. Widening the lanes from 11 to 12-feet would result in a substantial cost with very little benefit in terms of the traveling public. The context is more urban given the adjacent land uses which include the fire station and Ben Hill Middle School, the extent of driveways, and the current section which is a multi-lane divided arterial roadway. 11-foot lanes are consistent with 4-lane urban collectors.

(b) The variance would not be detrimental to the public health, safety and welfare,

The existing section is adequate to support the addition of 18 affordable housing lots. Likewise, the proposed modification utilizes the existing planned access on Ehrlich Road from the previously approved Major Modification. The applicant will construct a sidewalk along the frontage of Ehrlich Road and will connect the existing sidewalks to the east and west which would eliminate a gap between the abutting developments.

(c) Without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

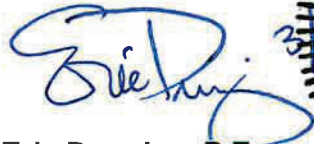
Ehrlich Road is the only available access to a major roadway and is identified on the approved PD Plan. Without this, reasonable access to the project could not be provided. No additional access is available given existing development patterns.

Please do not hesitate to call if you have any questions or require additional information.

Mr. Michael J. Williams
PD 24-0241 Variance Request
March 13, 2024
Page 3

Sincerely,

LevelUp Consulting, LLC.



Eric Dunning, P.E.
Florida License Number: 67678



Based on the information provided by the applicant, this request is:

_____ Disapproved

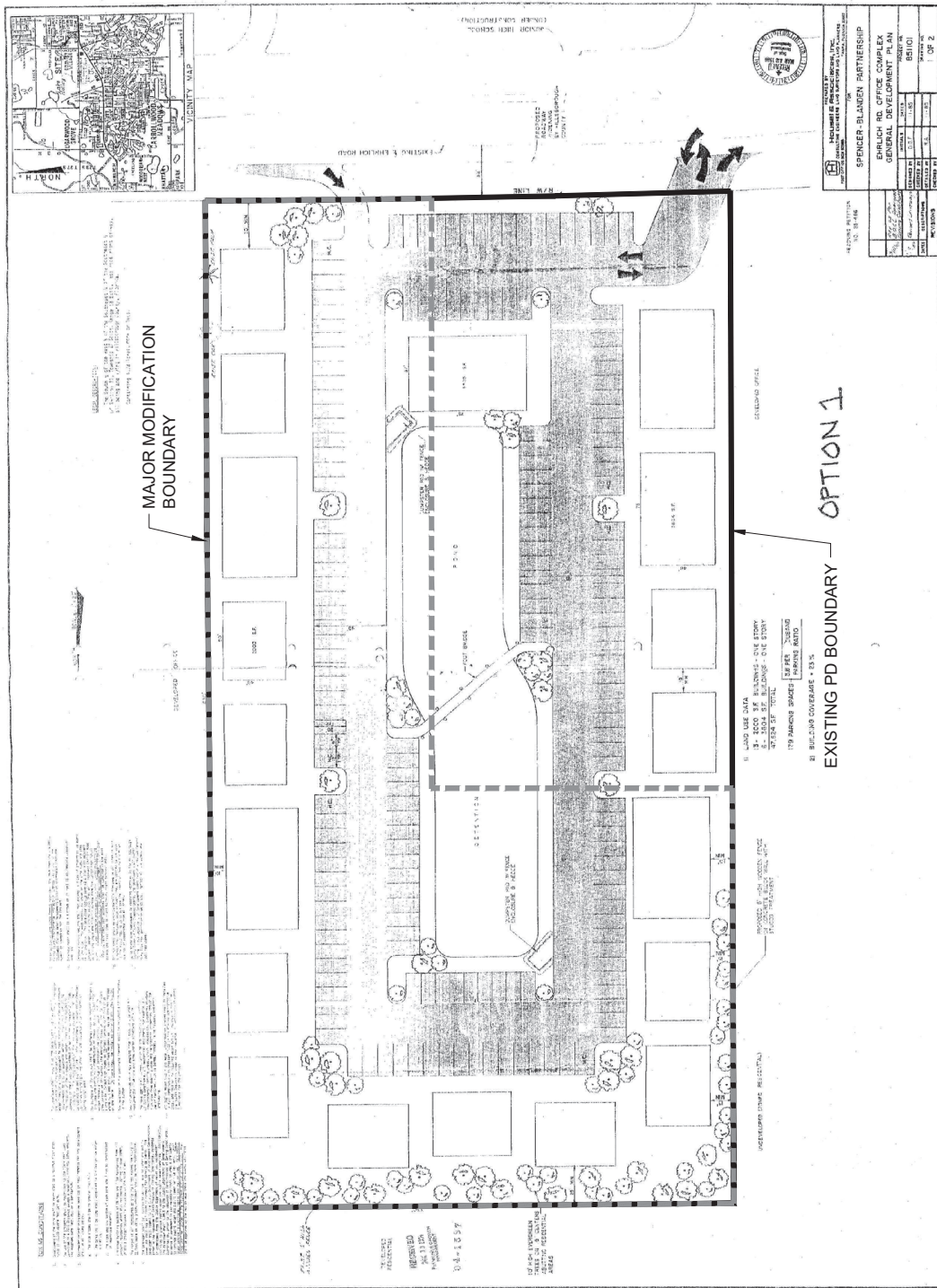
_____ Approved

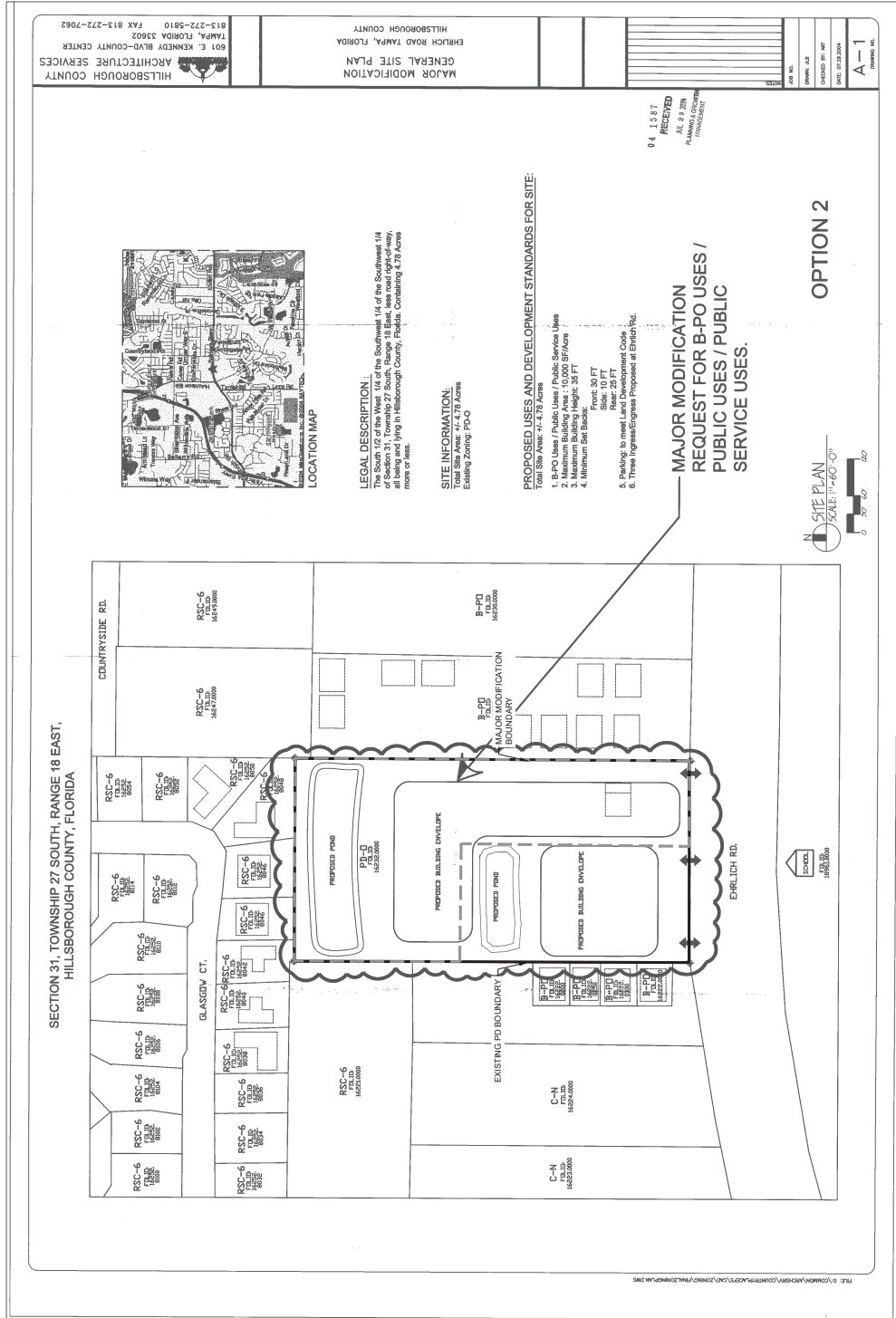
_____ Approved with Conditions


If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. (813) 276-8634, TiradoS@hillsboroughcounty.org

Sincerely,

Michael J. Williams
Hillsborough County Engineer

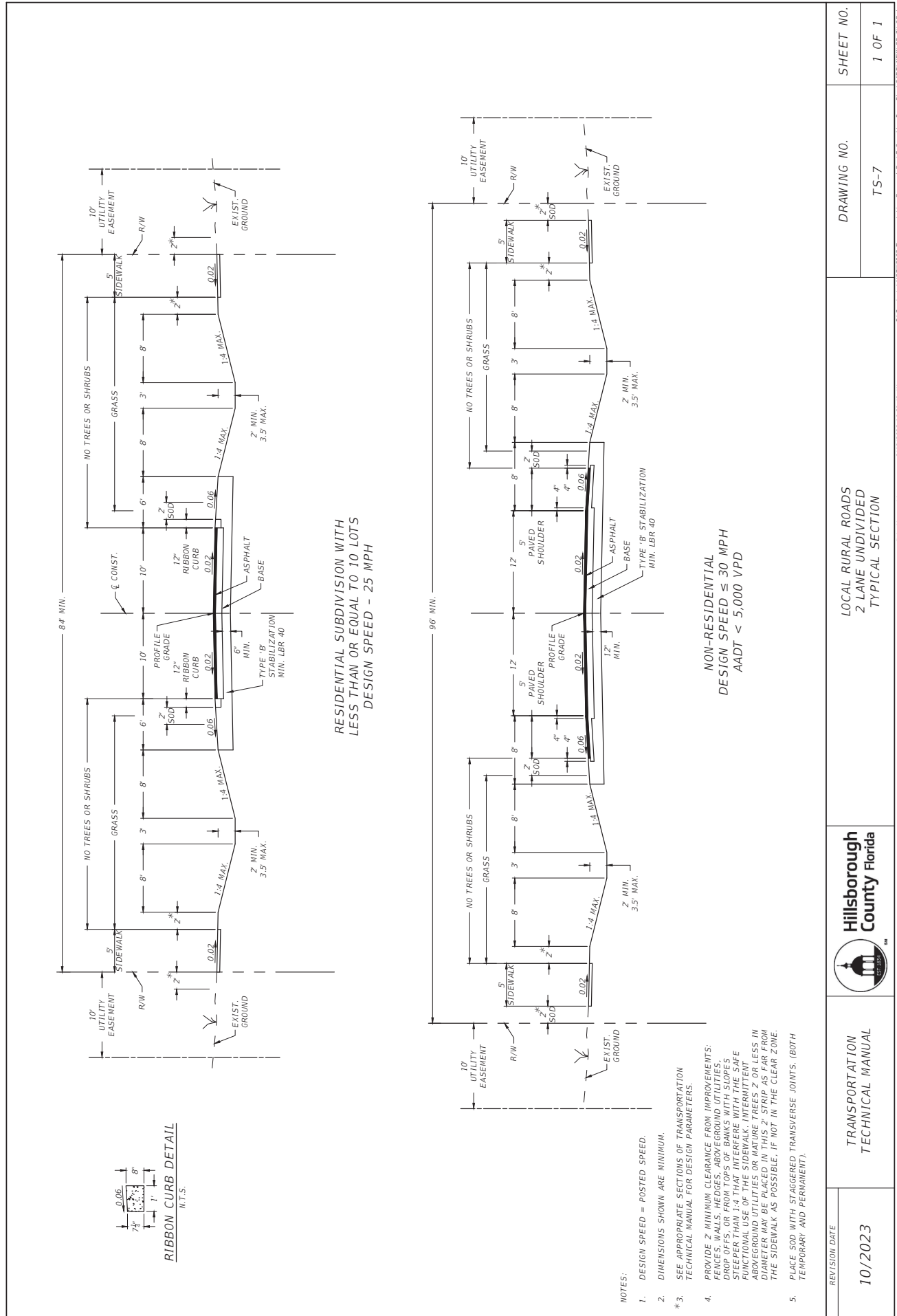




PROJECT NAME: EHRlich COVE MAJOR MODIFICATION	LEVELUP CONSULTING, LLC
DRAWING TITLE: PREVIOUSLY APPROVED MAJOR MODIFICATION SITE PLAN	 LEVELUP 305 E JACKSON STREET SUITE 200 TAMPA, FLORIDA 33602 OFFICE: 813-375-0616 WWW.LEVELUPFLORIDA.COM
PREPARED FOR: HABITAT FOR HUMANITY	
PROJECT No.	PRELIMINARY
SHEET	2 of 3

DATE PREPARED: MARCH 1, 2024





REVISION DATE	TRANSPORTATION TECHNICAL MANUAL	Hillsborough County Florida	LOCAL RURAL ROADS 2 LANE UNDIVIDED TYPICAL SECTION	DRAWING NO. TS-7	SHEET NO. 1 OF 1
10/2023					

F:\Projects\NTP\000009 Transportation Div and Dev\9-Corridor Plan\CAD\NEW SR-20-00.dwg

8/18/2023 10:59:42 AM

ETC 01296341

HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

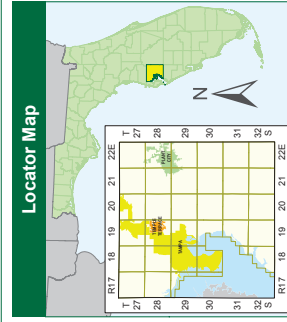
Functional Classifications Authority/Classification

- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.07.00 FENCES AND WALLS
- PART 12.01.00 DEFINITIONS
- OTHER PARTS OF THE LDC NOT LISTED ABOVE

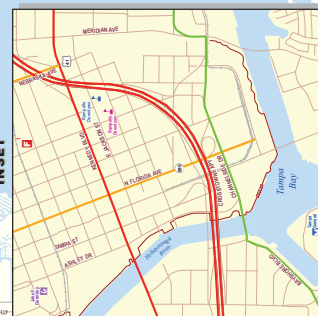
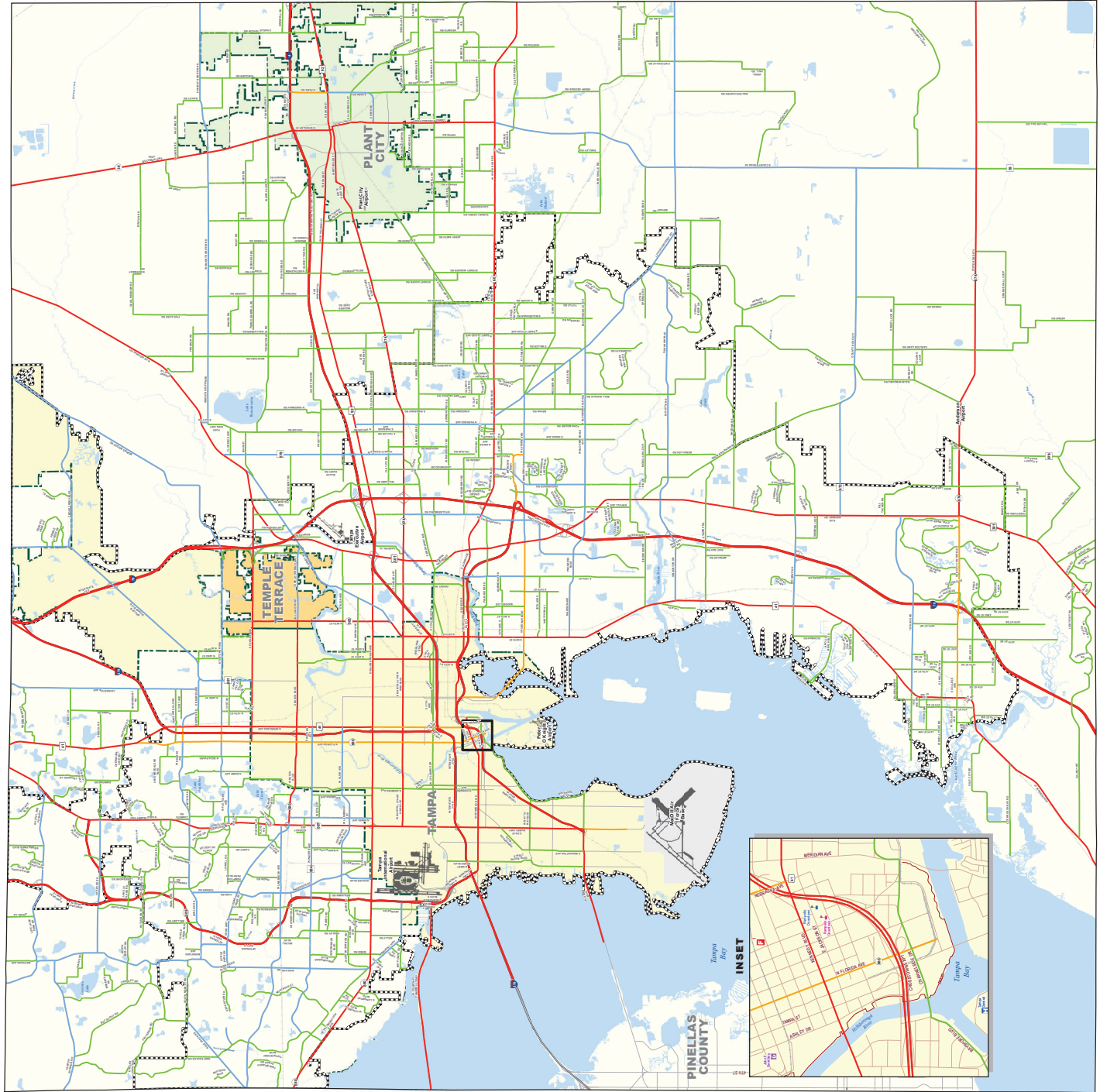
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant the accuracy of the map. The map is provided for informational purposes only and is not intended to be used for any other purpose. The map is not a legal document and should not be used for any legal purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is not intended to be used for any other purpose. The map is not a legal document and should not be used for any legal purpose.

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



Hillsborough County City-County Planning Commission

Unincorporated Hillsborough County Rezoning	
Hearing Date: March 25, 2024	Petition: PD 24-0241
Report Prepared: March 13, 2024	Folio 16232.0100 <i>North of Ehrlich Road and east of Hutchinson Road</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan	Greater Carrollwood Northdale
Request	Major Modification to Planned Development (PD 85-0486) to add a third development option for 18 two-family dwellings utilizing the Affordable Housing Density Bonus
Parcel Size (Approx.)	3.18 ± acres
Street Functional Classification	Ehrlich Road – County Arterial Hutchinson Road – County Collector
Locational Criteria	N/A
Evacuation Area	None



Context

- The subject site is located north of Ehrlich Road and east of Hutchinson Road on approximately 3.18 ± acres.
- The site is in the Urban Service Area and within the limits of the Greater Carrollwood Northdale Community Plan.
- The site has a Future Land Use designation of Residential-4 (RES-4), which allows for consideration of up to 4 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. The intent of the RES-4 is to designate areas that are suitable for low density residential development. Typical uses in the RES-4 include residential, suburban scale neighborhood commercial, office uses and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.
- The subject site is surrounded by Residential-4 (RES-4) on all sides. Public/Quasi Public (P/QP) is located to the south across Ehrlich Road.
- The subject site is currently vacant, County owned land. There is a fire station immediately to the west, which is part of the overall Planned Development. To the north there are single family detached dwellings, to the east is a business professional office park, to the south across Ehrlich Road is Ben Hill Middle School and further west are light commercial uses including offices, a Dunkin Donuts and a strip retail center.
- The subject site is zoned Planned Development (PD85-0486). To the east and west is Business, Professional Office (BPO) zoning, to the south is PD zoning and to the north is Residential, Single-Family Conventional-6 (RSC-6). Further west is Commercial, Neighborhood (CN) zoning.
- The applicant requests a Major Modification to Planned Development (PD 85-0486) to add a third development option for 18 two-family dwellings utilizing the Affordable Housing Density Bonus.

Compliance with Comprehensive Plan:

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for a consistency finding.

FUTURE LAND USE ELEMENT

Urban Service Area

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.2: Minimum Density All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

Policy 1.4: *Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Land Use Categories

Objective 8: *The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.*

Policy 8.1: *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

Relationship to Land Development Regulations

Objective 9: *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

Policy 9.2: *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

Neighborhood/Community Development

Objective 16: Neighborhood Protection – *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.*

Policy 16.1: *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:*

- a) locational criteria for the placement of non-residential uses as identified in this Plan,*

- b) *limiting commercial development in residential land use categories to neighborhood scale;*
- c) *requiring buffer areas and screening devices between unlike land uses;*

Policy 16.2: *Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering, and screening techniques and control of specific land uses.*

Policy 16.3: *Development and redevelopment shall be integrated with the adjacent land uses through:*

- a) *the creation of like uses; or*
- b) *creation of complementary uses; or*
- c) *mitigation of adverse impacts; and*
- d) *transportation/pedestrian connections*

Policy 16.7: *Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.*

Policy 16.8: *The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.*

Policy 16.10: *Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as”. Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

Objective 12-1: *New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.*

Policy 12-1.4: *Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.*

HOUSING SECTION

Affordable Housing Density Bonus

Objective 1.3

Density bonuses will be utilized as an incentive to encourage the development of more affordable housing.

Policies:

1.3.1 *The maximum level of residential density and/or the maximum retail commercial Floor Area Ratio (FAR) permitted in each land use category may be increased, with project specific approval by the Board of County Commissioners and without requiring a Comprehensive Plan amendment, when the purpose for the increase is to provide moderate, low, very low, or extremely low-income affordable housing. Such an increase in density and/or Floor Area Ratio shall be part of an official request to rezone the subject parcel.*

1.3.2 *In order to qualify for use of the Affordable Housing Density Bonus, the project shall meet the following criteria:*

A. The site shall be wholly located within the Urban Service Area.

B. The site shall be in one of the residential or commercial Future Land Use categories as indicated in Table 31: Allowable Densities and Intensities for the Provision of Affordable Housing. The density bonus does not change the Future Land Use Map designation.

C. The site shall be serviced by public water and sewer and have access to public streets.

D. The units shall remain affordable for a minimum of 30 years.

E. The bonus shall be memorialized in a Development Order as well as a deed restriction, Land Use Restriction Agreement, or other mechanism as determined by the County Attorney's Office.

F. For projects that are proposed to be a mix of market rate and affordable units: The affordable units must be developed within the same project site as any market rate units provided; the affordable units shall not be transferred to a different site.

G. Units shall be equitably and evenly distributed by location, type, and construction.

H. A minimum 20% of the total number of units proposed shall be deemed affordable to households making 100% or less Area Median Income. The distribution of affordable units shall be as follows for properties greater than one acre:

i. A minimum fifty percent (50%) of affordable units shall be set aside for incomes at 60% or below Area Median Income,

ii. The remaining affordable units not to exceed fifty percent (50%) shall be set aside for incomes at 100% or below Area Median Income.

I. To encourage residential infill and appropriate scale of transition, properties one acre or less may provide all required affordable units at or below 80% AMI.

LIVABLE COMMUNITIES ELEMENT: Greater Carrollwood Northdale

1. Community Growth/Revitalization

Encourage development and redevelopment opportunities that reflect the citizens' vision for an aesthetically pleasing, well designed, transit supported, mixed use activity centers and residential neighborhoods which promote a vibrant and economically sustainable community.

Goal 1: *Establish sustainable community activity centers that allow the citizens to live, work and play all within walking distance.*

Strategies:

- *Discourage new development of strip commercial in our community, mixed use development and redevelopment shall be focused at identified community activity center or intersections complying with the locational criteria.*

Goal 2: *Reinforce community identity through maintenance and enhancement of the community's unique characteristics, assets and physical appearance.*

Strategies:

- *New development and redevelopment shall use compatibility design techniques to ensure the appearance (architectural style), mass and scale of development is integrated with the existing suburban nature of each neighborhood. (i.e. transitions, buffers etc).*
- *Streetscapes along our roadways shall be consistent with the adopted Livable Roadways Guidelines document.*

Livable Roadways provide:

Active uses that promote pedestrian activity and offer a balance to meet peoples' daily needs

Safe, continuous sidewalks on both sides of the street

Street furnishings such as benches, trash receptacles, pavement treatment such as brickwork, texture, pavers, landscaping, transit shelters and lighting appropriate to the setting

Direct routes between destinations that minimize conflicts between pedestrians and automobiles

Goal 4: *Provide a well maintained, safe and efficient road and street network.*

Strategies:

- *Design roadways in a manner that incorporates the multimodal concepts expressed by the Livable Roadway Guidelines to the fullest. (i.e. use traffic calming techniques in appropriate locations such as Northdale Blvd. and Brushy Creek Road from Lynn Turner to Carrollwood Meadows to reduce vehicle speed and discourage cut through traffic.) Traffic calming, through design alternatives rather than speed humps should be incorporated in new developments and redevelopment.*

Goal 5: *Create a walkable environment that is safe and convenient through the connection of sidewalks, crosswalks, paths and trails that link both natural and built environments.*

Strategies:

- *New development will provide pedestrian infrastructure and amenities that connect to existing facilities along roadway network. Priority shall be given to designing in a manner that fosters safe walkable/biking along Dale Mabry Highway, Bearss Ave, Fletcher Ave. Linebaugh Ave, Gunn Hwy and Handy Road.*
- *Provide sidewalks along both sides of roadways connecting to public parks. (such as along Four Oaks Road to Timberlane Park, Lake Park etc).*
- *Ensure that pedestrian facilities such as sidewalks and trails are implemented concurrent with or before the vehicular improvements. Prioritize pedestrian circulation and facilities over vehicular improvements.*
- *Provide direct and multiple street and sidewalk connections within development projects and their building entrances as well as to adjacent projects to form a cohesive connected and integrated development pattern.*
- *Focus efforts on building facilities that will complete the existing sidewalk, bicycle, pedestrian and trail network.*

Goal 7: *Ensure that new development is compact, contiguous, and concurrent with available public facilities and services and promotes the integration of uses to provide increased connectivity thereby discouraging sprawl and maximizing the use of public infrastructure.*

Strategies:

- *Provide for Transit Oriented Development, as mentioned in Goal 1, built in character with our neighborhoods and allows residents to live, work and play in close proximity.*
- *Ensure the area has adequate density to accommodate the future transit system*

4. Recreation/Leisure/Environment

Enhance and protect the scenic value of environmental and recreational assets. Provide adequate opportunities for open space, recreation and leisure activities now and in future. Ensure these connect to other systems outside of the community.

Goal 8: *Preserve and maintain sufficient open space to serve the recreational needs of the community and to protect the environment and natural resources.*

Strategies:

- *Protect and preserve the communities' natural and environmental assets (i.e. lakes, creeks, tree canopies).*
- *New development and redevelopment should integrate recreation and open space into projects.*

Staff Analysis of Goals Objectives and Policies:

The subject site is located north of Ehrlich Road and east of Hutchinson Road on approximately 3.18 ± acres. The site is in the Urban Service Area and within the limits of the Greater Carrollwood Northdale Community Plan. There is a fire station immediately to the west. To the north there are single family detached dwellings, to the east is a business professional office park, to the south across Ehrlich Road is Ben Hill Middle School, and further west are light commercial uses including offices, a Dunkin Donuts, and a strip retail center. The applicant requests a Major Modification to Planned Development (PD 85-0486) to add a third development option for 18 two-family dwellings utilizing the Affordable Housing Density Bonus.

The subject site is in the Urban Service Area and per Objective 1 of the Future Land Use Element (FLUE), where 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed density of 5.66 dwelling units per gross acre is comparable to the average residential developments to the north and east which range from three to six dwelling units per gross acre. The site's location is on Ehrlich Road, which is an arterial roadway and has a development pattern of higher intensity uses such as office parks and light commercial retail plazas. Furthermore, there is a multifamily development and a higher density single family development to the southeast of the site across Ehrlich Road, which is comparable to the density being proposed. Therefore, the proposal meets the intent of Policy 1.4 as well as Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC).

The proposed rezoning meets the intent of Objective 16 and Policies 16.1, 16.2, 16.3, 16.7, 16.8 and 16.10. 18 total affordable units are proposed and will be comprised of 9 two-family dwellings with a zero-lot line and minimum lot size of 1,850 square feet (0.04 acres). The

proposed density and lot sizes are reflective of the surrounding neighborhoods. The proposal includes adequate setbacks and buffers. In addition, the stormwater retention areas proposed within the development serve as a buffer between the fire station and office buildings to the east and west. There is an open space area proposed for residents located southeast of the residential buildings. The site plan appears to show an efficient system of internal circulation with the main access off Ehrlich Road. Sidewalks are proposed along the site's frontage on Ehrlich Road and internal to the site along either side of the private roadway. At the time of filing this report, there were no comments in Optix by the County's Transportation Review Section, therefore that was not taken into consideration during this analysis.

The proposal meets the intent of FLUE Policy 1.2 relating to minimum density and the Affordable Housing Density Bonus under the Housing Section of the Comprehensive Housing Plan. The applicant has provided the appropriate documentation showing project approval by the Board of County Commissioners and from the County's Housing Department, indicating that the proposal meets the intent of Housing Section Objective 1.3 and Policies 1.3.1 and 1.3.2. Furthermore, the proposed density is consistent with the next Future Land Use category of Residential-6, although the density bonus does not change the site's underlying designation. The density calculation is as follows: 3.18 acres x 6 du/ga = 19 maximum units. 18 dwelling units are proposed.

The proposed Major Modification meets the intent of the Greater Carrollwood Northdale Plan. The Plan desires new development and redevelopment to use compatibility design techniques to ensure the appearance (architectural style), mass and scale of development is integrated with the existing suburban nature of each neighborhood. The proposal is compatible as it relates to mass and scale. The plan seeks to provide sidewalks and adequate pedestrian circulation and the proposal includes sidewalks within the site and along the site's frontage on Ehrlich Road. Finally, the proposal is consistent with the strategy in the Plan which aims to integrate recreation and open space into new developments.

Overall, staff finds that the proposed Major Modification is consistent with policy direction in the Urban Service Area and the Housing Section. The proposal would allow for development that is consistent with the Goals, Objectives, and Policies in the *Unincorporated Hillsborough County Comprehensive Plan*. The request is compatible with the existing development pattern found within the surrounding area.

Recommendation

Based upon the above considerations, Planning Commission staff finds the proposed Major Modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

HILLSBOROUGH COUNTY
FUTURE LAND USE

RZ MM 24-0241

<all other values>

Rezoning

STATUS

APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

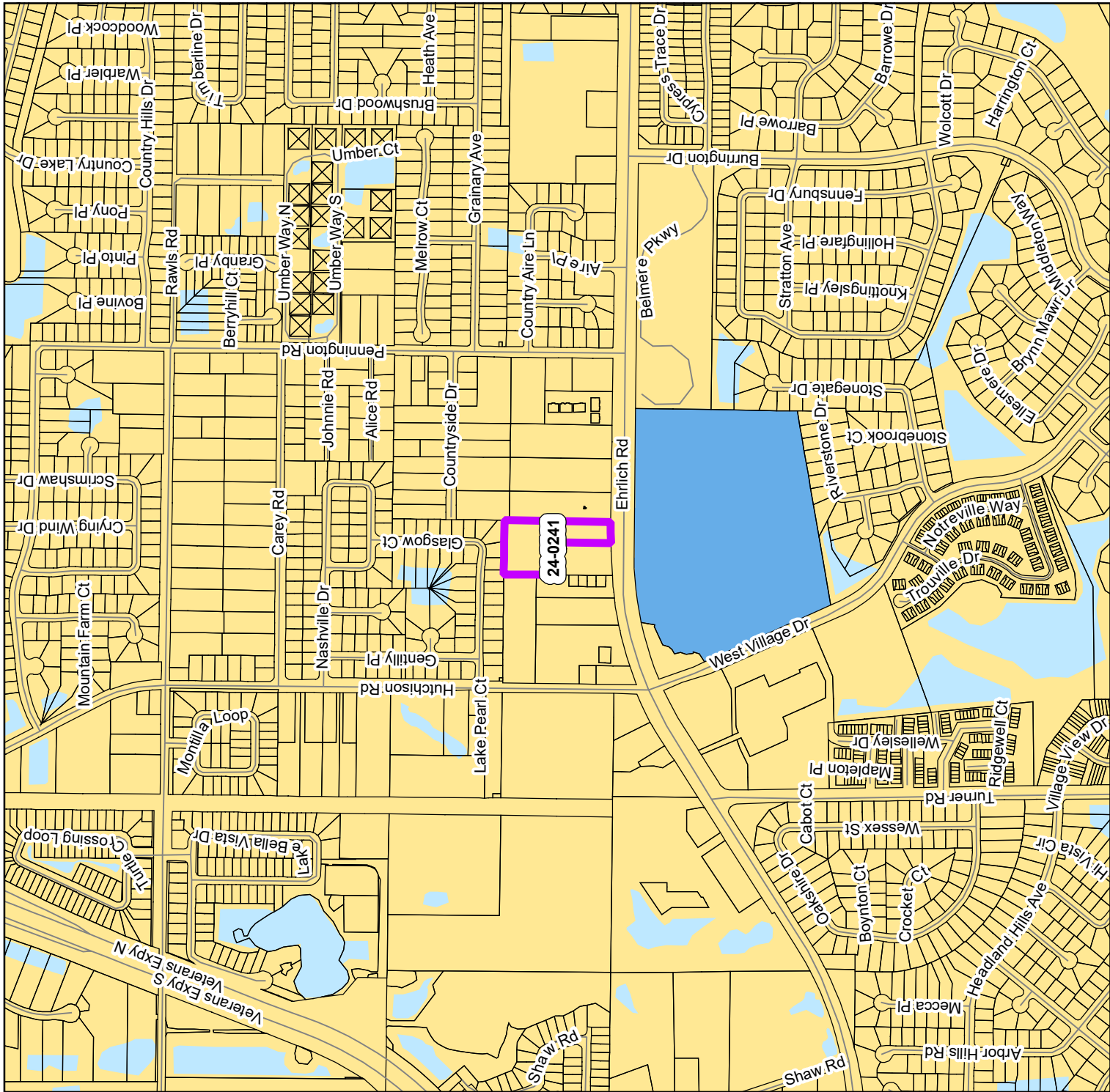
Tampa Service Area
Urban Service Area
Shoreline
County Boundary
Jurisdiction Boundary
Roads
Parcels

WATER
NATURAL LULC - Wet, Poly
AGRICULTURAL MINING-1/20 (.25 FAR)
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
AGRICULTURAL-1/10 (.25 FAR)
AGRICULTURAL/RURAL-1/5 (.25 FAR)
AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
RESIDENTIAL-1 (.25 FAR)
RESIDENTIAL-2 (.25 FAR)
RESIDENTIAL PLANNED-2 (.35 FAR)
RESIDENTIAL-4 (.25 FAR)
RESIDENTIAL-6 (.25 FAR)
RESIDENTIAL-9 (.35 FAR)
RESIDENTIAL-12 (.35 FAR)
RESIDENTIAL-16 (.35 FAR)
RESIDENTIAL-20 (.35 FAR)
RESIDENTIAL-35 (1.0 FAR)
NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
SUBURBAN MIXED USE-6 (.35 FAR)
COMMUNITY MIXED USE-12 (.50 FAR)
URBAN MIXED USE-20 (1.0 FAR)
REGIONAL MIXED USE-35 (2.0 FAR)
INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
OFFICE COMMERCIAL-20 (.75 FAR)
RESEARCH CORPORATE PARK (1.0 FAR)
ENERGY INDUSTRIAL PARK (.50 FAR) OTHER THAN RETAIL, 25
FAR RETAIL/COMMERCE
LIGHT INDUSTRIAL PLANNED (.75 FAR)
LIGHT INDUSTRIAL (.75 FAR)
HEAVY INDUSTRIAL (.75 FAR)
PUBLIC/QUASH PUBLIC
NATURAL PRESERVATION
WILDLIFE VILLAGE RESIDENTIAL-2 (.25 FAR)
CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is intended for informational purposes only and is not to be used for any legal or regulatory purposes without specific approval of the Hillsborough County City/County Planning Commission. ACCURACY: It is intended that the information on this map is accurate to the best of the City/County Planning Commission's knowledge. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, use the appropriate source.



Map Printed from Rezoning System: 12/28/2023
Author: Beverly F. Daniels
File: G:\Rezoning\System\Map\Project\HillCoReg_HillRezoning - Copy.mxd



< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >